

Narrative Description of Proposed Intent of Local Law Number 2 of 2026 for the Town of Canaan - Attachment to SEQR Application

The Town Board deems it necessary to impose a moratorium period to allow the Town Board additional time to review its local laws and any applicable State and federal laws, rules or regulations, which may impact the Town. Pending this review, the Town Board deems that it is important to temporarily ban new development of certain activities by exercising its authority to limit, control, or prohibit certain activities within the Town of Canaan. The Town Board believes that based on the concerns outlined above, and the breadth of the review that the Town Board has undertaken via its Comprehensive Plan and will continue to pursue in the adoption of a revised zoning code, that the Town should temporarily prohibit new or expanded commercial and high density residential activities within a specific area of the Town having potential for the degradation of the Town's character and natural resources.

The Town of Canaan has worked over the past two years to develop a comprehensive plan that identifies the issues to be addressed in the amendment and updating of the Town of Canaan zoning code. Therefore, a moratorium is specifically determined to be necessary in order to prevent the development and/or expansion of commercial facilities on land subdivision and/or the establishment, placement, construction, enlargement and development of any commercial use of property on any parcel of land located within the Town of Canaan until such time as the planning recommendations can be prepared and appropriate new and/or amended zoning controls, land development and/or environmental protection regulations can be finalized and fully and carefully considered by the Town Board and other involved boards and agencies, as well as by the public, and then put into effect in an amended zoning code.

The proposed Local Law will not result in a significant negative impact on land use resources within the Town of Canaan. Rather, the proposed local law protects the environmental and aesthetic resources located within the Town of Canaan and protect the health, safety and general welfare of those individuals living and working within the Town of Canaan by imposing a moratorium on the subdivision of land and commercial development within the Town of Canaan while the Town develops an updated zoning code, thereby protecting environmental resources and public health.